



COUNCIL AGENDA: 06-29-04
ITEM:

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Sara L. Hensley
Larry D. Lisenbee

SUBJECT: SEE BELOW

DATE: 06-11-04

Approved

Date

Council District: 10
SNI Area: N/A

**SUBJECT: ADOPTION OF 2004-2005 APPROPRIATION ORDINANCE
AMENDMENTS IN THE PARK TRUST FUND FOR PARK
IMPROVEMENTS AT VISTA PARK AND AUTHORITY TO
NEGOTIATE AND EXECUTE A TURNKEY AGREEMENT WITH
SUMMERHILL HOMES**

RECOMMENDATION

- (a) Adoption of the following 2004-2005 Appropriation Amendments in the Park Trust Fund:
- (1) Establish an appropriation for the Vista Park Community Room and Restroom project for \$188,000 to the Department of Parks, Recreation and Neighborhood Services;
 - (2) Establish an appropriation for the Vista Park Backstop Relocation project for \$99,000 to the Department of Parks, Recreation and Neighborhood Services;
 - (3) Decrease the Reserve: District 10 Park Acquisition by \$287,000.
- (b) Authorization of the City Manager to negotiate and execute a Turnkey Park Agreement with SummerHill Homes for Planned Development Permit PD02-032 (PT02-056) to construct the Community Room and Restroom project at Vista Park.

BACKGROUND

SummerHill Homes is developing a housing project located at the intersection of Branham Lane and Vista Park Drive incorporating 78 single-family housing units, creating a parkland obligation of \$522,600 in fees (PD02-032). SummerHill Homes, in coordination with the VEP Community Association, is willing to construct a community room building with a restroom to serve the

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surrounding neighborhood. The Vista Park Master Plan calls for such a feature to be included in the park.

The estimated cost to design, construct, and landscape such a building is approximately \$710,000. This amount is above the Developer's parkland obligation. Therefore, an adjustment is recommended in the Park Trust Fund to provide \$184,300 toward the building project and \$3,700 for the two percent for the public art requirement, totaling \$188,000.

The community also requested that the softball backstop nearest Compton Drive be relocated to the northern end of Vista Park. This project is estimated to cost \$99,000. An adjustment is recommended in the Park Trust Fund to fund this project.

ANALYSIS

Both projects will enhance the capacity of the park to serve the neighborhood. The budget actions requested will provide the necessary funding to complete the Community Room and Restroom project (\$188,000) and the Backstop Relocation project (\$99,000). The combined costs of both projects to the City is \$287,000, and is recommended to be funded from an existing reserve established in the Park Trust Fund for Council District 10 park acquisition. The reserve has a 2003-2004 allocation of \$1,687,000; therefore, a balance of \$1,400,000 will remain in reserve for future land acquisition to be used in Council District 10.

The proposed turnkey agreement with SummerHill Homes provides for the design, construction and inspection of the Community Room/Restroom project and associated concrete flatwork at Vista Park. The Turnkey Agreement requires all park improvements to be designed and constructed in accordance with standard City specifications as shown on the attached schematic plan. SummerHill Homes has already paid the associated in-lieu fees for its housing project (PD02-032). By entering into the Turnkey Agreement for the Community Room/Restroom project, the City would reimburse the SummerHill Homes' in-lieu fees associated with its housing project (\$522,600). SummerHill Homes would use the reimbursement amount to design and construct its share of the project. The City's share would be used to fund the plan review and inspection costs required by the City to fund such services by the Department of Public Works and augment the construction of the facility.

The relocation of the backstop nearest to New Compton Drive should reduce the number of balls being hit into the street. The backstop will be placed at the northern end and direct future homerun balls into the park. The project will modify the existing irrigation system to replace the existing skinned infield with irrigated turf. A new skinned infield will be constructed with the relocated backstop.

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PUBLIC OUTREACH

These projects were coordinated through a series of community meetings with the VEP Community Association, which represents the area surrounding the park. The last community meeting was held on May 25, 2004, with the VEP Community Association supporting both projects.

COORDINATION

This item has been coordinated with the Departments of Public Works, General Services, and Planning, Building, and Code Enforcement, the City's Attorney Office, and the Council District 10 Office.

COST IMPLICATIONS

1. SOURCE OF FUNDING: 375 – Park Trust Fund
2. FISCAL IMPACT: This project is consistent with the Council-approved Budget Strategy Economic recovery section in that it will spur construction spending in our local economy.

The General Services Department estimates the annual maintenance costs for a restroom at \$8,000. The maintenance costs for the proposed small community room is estimated at \$10,000 per year. Total maintenance costs are estimated at approximately \$18,000 per year.

BUDGET REFERENCE

Fund #	Appn. #	Appn. Name	RC#	Total Appn.	Amt. for Contracts	2004-2005 Proposed Capital Budget Page	Last Budget Action (Date, Ord. No.)
375	7009	Reserve: District 10 Park Acquisition		\$1,687,000*		Page V - 692	

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- * This contract will be funded by the 2004-2005 Capital Budget. The implementing appropriation ordinance for the 2004-2005 Capital Budget is expected to be adopted by Council on June 22, 2004.

An appropriation action for \$287,000 is recommended as part of this memorandum to reallocate funding from the existing reserve into two new appropriations (Vista Park Community Room and Restroom project and Backstop Renovation project).

CEQA

Exempt – PP04-06-199.

SARA L. HENSLEY
Director, Parks, Recreation
and Neighborhood Services

LARRY D. LISENBEE
Director, Budget Office

Attachments:

Vista Park Ballfield Relocation (2)
Vista Park Schematic Plan
Vista Park Restroom/Community Room Building (2)